

**ITEM #15**  
**DD 30257-01-01**



**MINIMUM BID: \$115,000**

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY JUNE 27, 2007

**DESCRIPTION:**

LOCATION:	Sweetwater Road & Tyler Street in Spring Valley
SIZE:	13,466 SF
SHAPE:	Irregular
TOPOGRAPHY:	Level
ZONING:	Residential
UTILITIES:	All available
ACCESS:	Street
IMPROVEMENTS:	N/A
FINANCING:	None
CONTACT AGENT:	Bruce Berlau <a href="mailto:bruce_berlau@dot.ca.gov">bruce_berlau@dot.ca.gov</a> or (619) 688-6106

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

**LIMITATIONS AND INSPECTION**

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Assessors parcel lines are approximate and are for reference only

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This is not a Survey Product.  
Portions of this Map contain geographic  
information copyrighted by SanGIS. All  
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USA, acquisition date 2006.

Exhibit "A"

Those portions of Lot 7 of the Partition of Rancho Mission of San Diego, in the County of San Diego, State of California, according to Map thereof filed in the office of the County Recorder of said County in the case of "Juan M. Luco, et al., vs. Commercial Bank of San Diego, et al," as conveyed to the State of California in grant deeds recorded on June 16, 1995 as DOC. # 1995-0252623 and on September 12, 1995 as DOC. # 1995-0403513 both in the office of said Recorder, lying Easterly of the following described line:

BEGINNING at a point on the Southerly line of Parcel 2 of Parcel Map No. 14148 on file in the office of said Recorder as File No. 86-042175, said point bears N.89°23'03"W. (N.89°47'46"W. per said Parcel Map), 62.46 feet from a 5/8 inch rebar with plastic cap marked "Penny R.C.E. 20516" set at the Southeasterly corner of said Parcel 2; thence (1) leaving said line N.05°54'05"E., 15.82 feet; thence (2) N.03°58'26"W., 156.05 feet; thence (3) N.86°01'31"E., 7.61 feet; thence (4) N.03°09'35"W., 105.73 feet to a point on the Southerly line of Tyler Street according to Road Survey No. 1023 on file in the office of the County Surveyor of said County and the POINT OF TERMINUS, said point bears S.50°46'09"E., 64.08 feet from a 2 inch iron pipe with tag stamped "S.D. Co. Engr." set at the intersection of the Northerly line of said Tyler Street and the Easterly line of Sweetwater Road, according to Corner Record No. 4362 on file in said office of the County Surveyor.

Containing 13,466 square feet, more or less.

Subject to special assessments if any, restrictions, reservations, and easements of record.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (HPGN Epoch 1991.35). Multiply all distances in the above descriptions by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Allen F. Dibelka

Date 02/16/2005

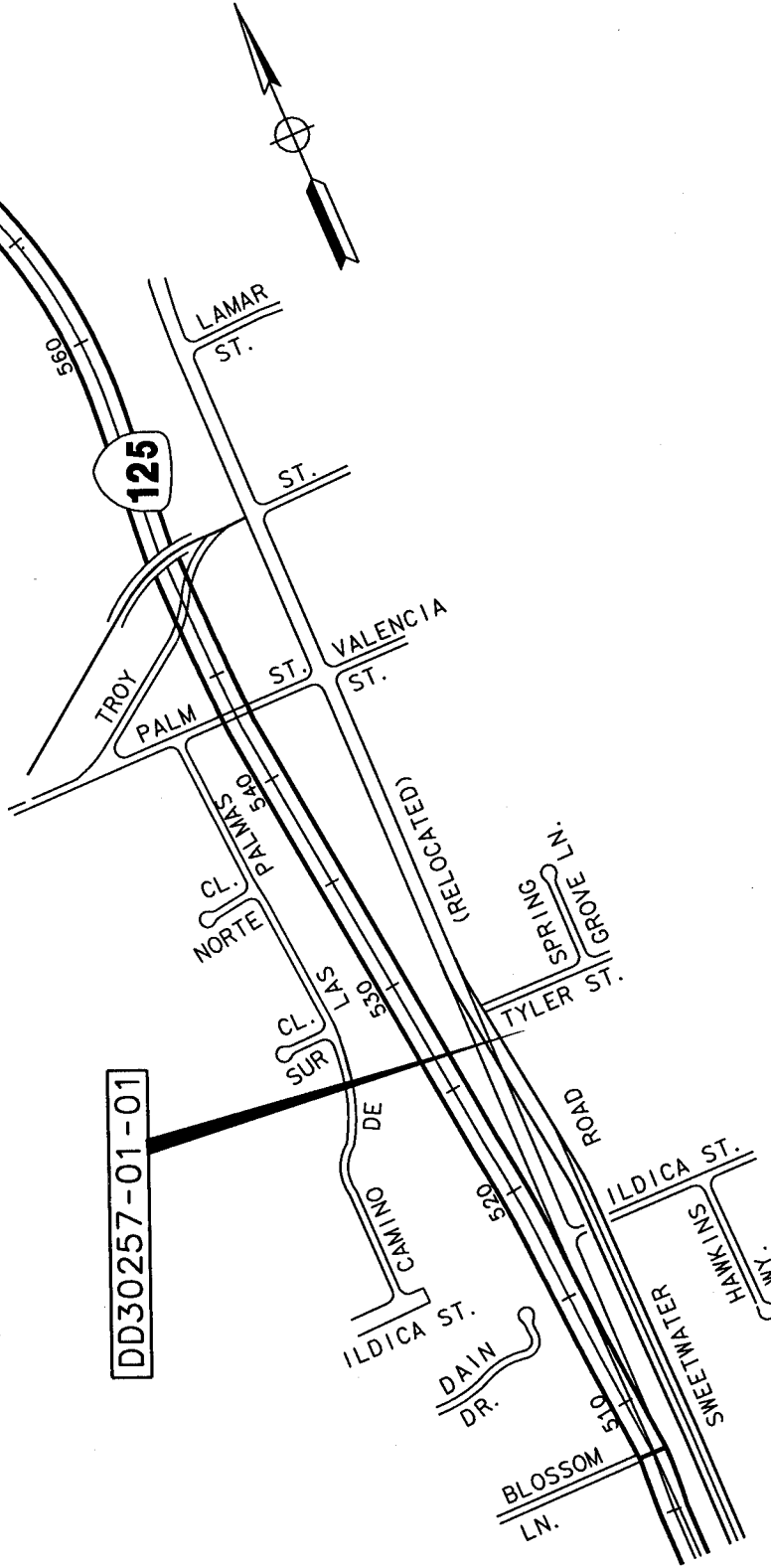
AU F.W.

CK S.H.



EXHIBIT "B"

# COUNTY OF SAN DIEGO



## KEY MAP

STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

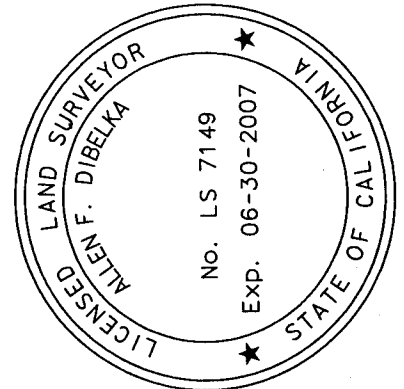
EXCESS PARCEL MAP  
DD30257-01-01

RIGHT OF WAY MAP NO.	Por. 53529	SCALE	NONE	SHEET 1 OF 2
COUNTY	ROUTE 125	POST MILES	13.2	
SD				

This map has been prepared by me,  
or under my direction, in conformance  
with the Professional Land Surveyors' Act.

Signature *Allen F. Dibelka*

Date *12/15/2006*



# COUNTY OF SAN DIEGO



SD 125

SWEETWATER

ROAD

(RELOCATED)

P.M. 13.2

"NSW" LINE

31'

8'

106'

LOT

7

(30257)

(30258)

99'

100'

TYLER STREET

RS 1023

DRAINAGE EASE  
TO COUNTY OF  
SAN DIEGO

137'

PARTITION OF RANCHO MISSION OF SAN DIEGO

AREA=7,027 SF

30257-01-01

AREA=6,439 SF

30258-01-01

AREA=13,466 SF

DD 30257-01-01

STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

EXCESS PARCEL MAP  
DD30257-01-01

RIGHT OF WAY  
MAP NO.

Por. 53529

COUNTY	ROUTE	POST MILES
SD	125	13.2

SCALE

1"=50'

SHEET 2 OF 2